LEGEND Boundary Line Iron Rod Found 0 1/2" I.R.F. Proposed Easement Existing Easement

# FLOOD STATEMENT:

THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48439C0185K, MAP REVISED: SEPTEMBER 25, 2009.

LAND DEVELOPMENT TABLE					
TYPE OF DEVELOPMENT	NUMBER OF LOTS	SQUARE FEET		ACRES	
		GROSS	NET	GROSS	NET
NON-RESIDENTIAL (COMMERCIAL)	2	119,459	112,907	2.742	2.592
RESIDENTIAL	0	0	0	0	0
RIGHT-OF-WAY (DEDICATION)	***************************************	6,552		0.150	

# BASIS OF BEARING:

THE NORTH LINE OF BLOCK 1 (N89°42'00"W) OF REGENCY PLACE AS RECORDED IN CABINET A. SLIDE 2703 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

# OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Boat Club Plaza, LTD, is the owner of a tract of land situated in the W.W. Thompson Survey, Abstract Number 1498, City of Fort Worth, Tarrant County, Texas, as conveyed by special warranty deed recorded in Instrument No. D207035613, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being a portion of Lot 41, Block 91, of Summerfields Addition, Phase VI, Section 1A, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-142, Page 56. Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the intersection between the east line of North Riverside Drive (a 120 foot right-of-way) with the south line of Basswood Boulevard (a 120 foot right-of-way), said point being the northwest corner of said Boat Club Plaza tract;

THENCE East, departing the east line of said North Riverside Drive, along the south line of said Basswood Boulevard, same being the north line of said Boat Club Plaza tract, a distance of 241.82 feet to a 5/8-inch iron rod found for the beginning of a circular curve to the left, having a radius of 1560.00 feet, a central angle of 08 degrees 15 minutes 37 seconds, and a chord which bears North 85 degrees 52 minutes 12 seconds East, a distance of 224.71 feet;

THENCE Northeasterly, along said circular curve to the left, and along the south line of said Basswood Boulevard, same being the north line of said Boat Club Plaza tract, an arc distance of 224.90 feet to a 5/8-inch iron rod with cap stamped, "Carter Burgess", said point being the northwest corner of Lot 42, Block 91 of Summerfields Addition Phase VI, Section 1A, as recorded in Volume 388-175, Page 97 (P.R.T.C.T.), same being the northeast corner of said Boat Club Plaza tract;

THENCE South 08 degrees 18 minutes 37 seconds East, departing the south line of said Basswood Boulevard, along the west line of said Lot 42, Block 91, same being the east line of said Boat Club Plaza tract, a distance of 258.58 feet to a 5/8-inch iron rod with cap stamped, "Carter Burgess", said point being in the north line of Regency Place, an Addition to the City of Fort Worth, Texas, as recorded in Cabinet A, Page 2703 (P.R.T.C.T.);

THENCE North 89 degrees 42 minutes 00 seconds West, departing the west line of said Lot 42, Block 91, along the north line of said Regency Place, same being the south line of said Boat Club Plaza tract, a distance of 524.05 feet to a 1/2-inch iron rod found in the east line of said North Riverside Drive, said point being the northwest corner of said Regency Place, same being the southwest corner of said Boat Club Plaza tract;

THENCE North 05 degrees 00 minutes 00 seconds East, departing the north line of said Regency Place, along the east line of said North Riverside Drive, same being the west line of said Boat Club Plaza tract, a distance of 237.84 feet to the POINT OF BEGINNING, containing 119,459 square feet or 2.742 acres of land, more or less.

## GENERAL PLAT NOTES:

1. PARKWAY PERMIT -- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

2. PRIVATE MAINTENANCE NOTE -- THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

3. CASE NUMBER: FS-012-019

4. COVENANTS OR RESTRICTIONS ARE UN-ALTERED

5. THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

### PLAT DEDICATION

STATE OF TEXAS COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Boat Club Plaza, LTD, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lot 41R1 and Lot 41R2, Block 91, SUMMERFIELDS ADDITION, PHASE VI, SECTION 1A, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to public use the streets, easements shown thereon.

This property does not alter or remove existing deed restrictions or covenants, if any, on this property.

WITNESS, my hand at Dallas, Texas, this the  $\frac{g^{2}}{g}$  day of  $\frac{g^{2}}{g}$ , 2012.

BY: BOAT CLUB PLAZA, LTD., OWNER BY: PREMIER COLLECTIONS, INC., ITS GENERAL PARTNER MICHAEL BERKOWITZ, VICE PRESIDENT

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael Berkowitz, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the 8th of May

My commission expires:

5-12-2015



DENNIS D. VOTE

40 20

SCALE 1"=40'

FEET

# SURVEYOR'S CERTIFICATE

I, Dennis D. Vote, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Dennis D. Vote, Registered Professional Land Surveyor, #4813 Votex Surveying Company (972)-964-0858

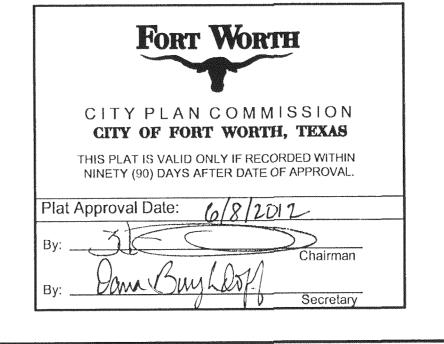
STATE OF TEXAS

COUNTY OF DALLAS Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Dennis D. Vote, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity

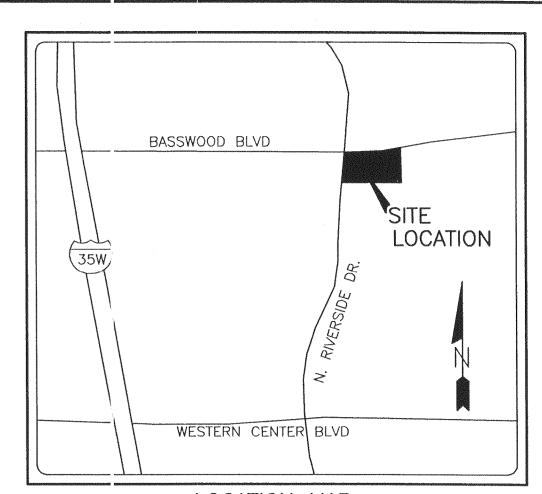
GIVEN UNDER MY HAND SEAL OF OFFICE this the

My commission expires:









LOCATION MAP MAPSCO: 35R/35V

#### CITY OF FORT WORTH STANDARD NOTES:

WATER/WASTEWATER IMPACT FEES: The city of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filling date of this plat application, based upon schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

# UTILITY EASEMENTS:

Any public utility, ircluding the City of Fort Worth, shall have the right to move or keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

### TRANSPORTATION IMPACT FEES:

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule 2 of said ordinance, and is due on the date a building permit is issued.

# SITE DRAINAGE STUDY:

A site drainage study showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) if the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permits are issued. The current owner will inform each buyer of the same.

No building permit shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

CONSTRUCTION PROHIBITED OVER EASEMENTS: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

# FINAL PLAT SUMMERFIELDS ADDITION PHASE VI, SECTION 1A

Lots 41R1 & 41R2, Block 91 2.742 ACRES BEING A

REPLAT

OF THE REMAINING PORTION OF LOT 41, BLOCK 91, SUMMERFIELDS ADDITION, PHASE VI, SECTION 1A AN ADDITION TO THE CITY OF FORT WORTH, TEXAS

OUT OF THE W.W. THOMPSON SURVEY, ABSTRACT NO. 1498 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

MAY 2012

OWNER: BOAT CLUB PLAZA, LTD 4504 BOAT CLUB RD., SUITE 800 FORT WORTH, TEXAS 76135

SURVEYOR: VOTEX SURVEYING COMPANY 4548 TUSCANY DRIVE PLANO, TEXAS 75093-7042 TEL (972) 964-0858 FAX (972) 964-3604

THIS PLAT FILED IN DOCUMENT NO. D212137516 DATE 6-8-12